
FOR SALE

300 First Commerce Drive, Aurora, ON

2.644 Acres of Industrial Land Available

Design Build Sale Opportunity



Rendering shown is for illustration purposes only and is not reflective of the final building design

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300 FIRST COMMERCE

AURORA, ON

Capitalize on this unprecedented opportunity to own an industrial lot with the potential to develop a new building on site. Located just off Highway 404, the site boasts exceptional visibility, easy access, and nearby amenities, all within a rapidly growing city. Its accessibility to major routes in the GTA which facilitates time-sensitive shipments, while nearby GO Transit services, including the Aurora GO Station, offer practical communiting options for employees.



Flexible Offering
Purchase Land
or Design Build Sale



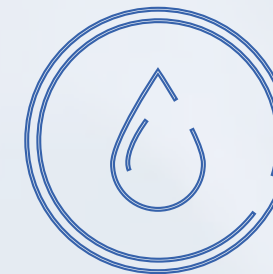
E-BP
Zoning Allows Many
Permitted Uses



Surrounded by
growing developments



Design Build Option For
a 54,100 SF Freestanding
Building



Services available at lot line
with sanitary, storm,
and municipal water



Site Plan Approval
Imminent



Data Room Complete with
Phase 1 ESA Report

PROPERTY DETAILS (LAND)

Property Address	300 First Commerce Drive, Aurora
Total Land Area	2.644 Acres
Zoning	E-BP
Conceptual Building Size	54,100 SF
Delivery Potential	TBD
Annual Taxes	TBD



PROPERTY HIGHLIGHTS

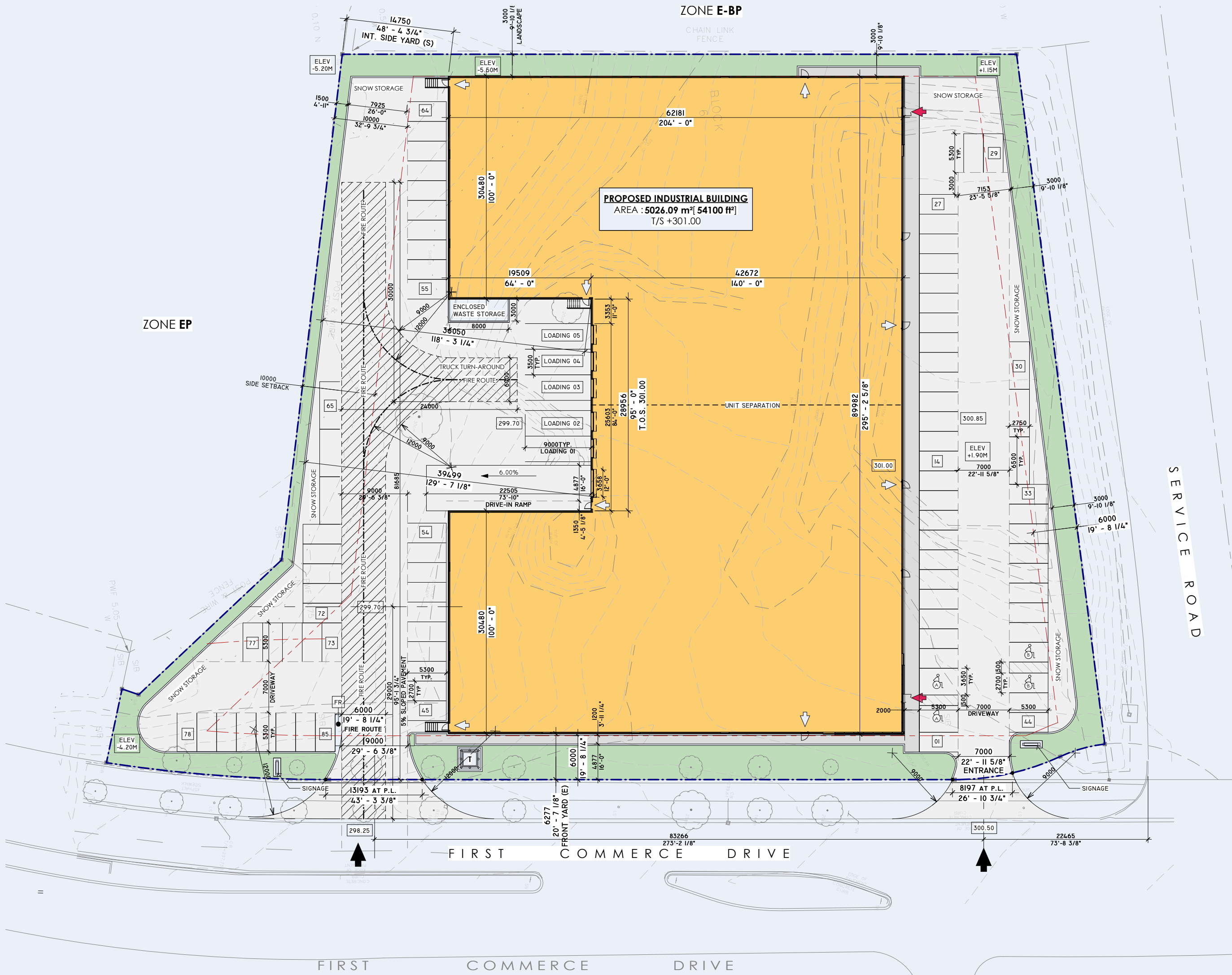
- Design build ownership opportunity in developing area of Aurora
- Quick access to 400-series highways
- Surrounded by world class occupiers
- Amenity-rich area



PROPERTY DETAILS (BUILDING)

ALL SPECIFICATIONS TO BE CONFIRMED

Conceptual Building Size	54,100 SF
Office Area	5%
Clear Height	36'
Shipping	5 Truck Level / 1 Drive In
Bay Sizes	30' x 40'
Car Parking Stalls	85 stalls
Lighting	LED
Power	1000 V / 1000 A
Sprinklers	ESFR
Delivery	TBC



BUILDING RENDERINGS



PROJECT

ZONING

BUSINESS PARK (E-BP)

PERMITTED USES

- Convention Centre
- Day Care Centre ⁽²⁾
- Day Centre, Adult; Day Centre, Intergenerational ⁽²⁾
- Dry Cleaning Distribution Station and Depot ⁽¹⁾
- Fitness Centre
- Food Processing Establishment
- Hotel / Motel
- Industrial Uses ⁽³⁾
- Medical Marijuana Production Use ⁽¹⁰⁾
- Motor Vehicle Rental Establishment ⁽¹⁾⁽⁵⁾
- Offices
- Private Park
- Personal Service Shop ⁽¹⁾⁽⁵⁾
- Printing, Media and Communications Establishment
- Club ⁽⁵⁾
- Research and Training Facility
- Restaurant ⁽¹⁾⁽⁵⁾
- Retail, Accessory ⁽¹⁾⁽⁴⁾
- Theatre ⁽¹⁾
- Warehouses ⁽⁹⁾⁽⁴⁾⁽¹²⁾

(1) Permitted as an Accessory Use where the Principal Use is a Hotel or Motel if located inside the building and having the primary access from the lobby of the building
(2) Provided that no part of the building is used for Industrial Uses or Warehouses
(3) Provided the use is conducted within wholly enclosed building
(4) Permitted as an Accessory Use where the Principal Use is Industrial
(5) Permitted as an Accessory Use within a building in which the Principal Use is an Office
(10) Subject to section 10.7 of the By-Law
(12) Permitted as Principal Use for Addison Hall Subdivision

POSITIONED

FOR CONVENIENCE



300 FIRST COMMERCE DRIVE, AURORA

Dining

- | | |
|----------------------------|---------------------------------|
| ① Tim Horton's | ⑦ Mr. Greek |
| ② The Keg Steakhouse + Bar | ⑧ Frank's Organic Garden |
| ③ Ramen Yutaka | ⑨ Rudy |
| ④ Boston Pizza | ⑩ Dickey's Barbecue Pit |
| ⑤ Chako | ⑪ Starbucks Coffee |
| ⑥ Tahini's | ⑫ New Fusion Chinese Restaurant |

Everyday Essentials

- | | |
|----------------------|---------------------|
| ① Shell | ⑤ Farm Boy |
| ② Pharmasave | ⑥ TD Branch and ATM |
| ③ Shoppers Drug Mart | ⑦ Mr. Lube + Tires |
| ④ Esso | ⑧ LCBO |

Fitness

- | | |
|------------------|--------------------------------------|
| ① Planet Fitness | ③ Stronach Aurora Recreation Complex |
| ② Aurora Pilates | ④ Thrive Gymnastics |

Retail

- | | |
|-----------------------|-----------------------|
| ① SmartCentres | ⑤ Winners & HomeSense |
| ② Best Buy | ⑥ Running Room |
| ③ Walmart Supercentre | ⑦ Walking On A Cloud |
| ④ Golf Town | |

Parks & Recreation

- | | |
|-----------------------|---------------------------------|
| ① The Fairway Club | ⑤ KC Badminton Club |
| ② Edward Coltham Park | ⑥ Marilyn Redvers Tennis Centre |
| ③ John Abel Park | ⑦ Magna Golf Club |
| ④ Air Riderz Aurora | |

Transit

- | | |
|---------------------------------|---------------------|
| ① Addison Hall Cir / Leslie St | ③ Aurora GO Station |
| ② William Graham Dr / Leslie St | |

AMENITIES



STRATEGIC LOCATION

FOR SEAMLESS LOGISTICS

300 First Commerce Drive in Aurora offers strong transit connectivity, providing convenient access to the Greater Toronto Area and surrounding markets. The property benefits from proximity to major transportation routes, including Highway 404, supporting efficient distribution and logistics operations. Its accessibility to major routes in the GTA which facilitates air freight and time-sensitive shipments, while nearby GO Transit services, including the Aurora GO Station, offer practical commuting options for employees. This strategic location positions the property as an excellent choice for businesses looking to optimize operations within the region.

Drive Times:



3 Minutes from
HWY 404



15 Minutes to
HWY 407



40 Minutes
to Pearson International
Airport

LOCATION

CORPORATE

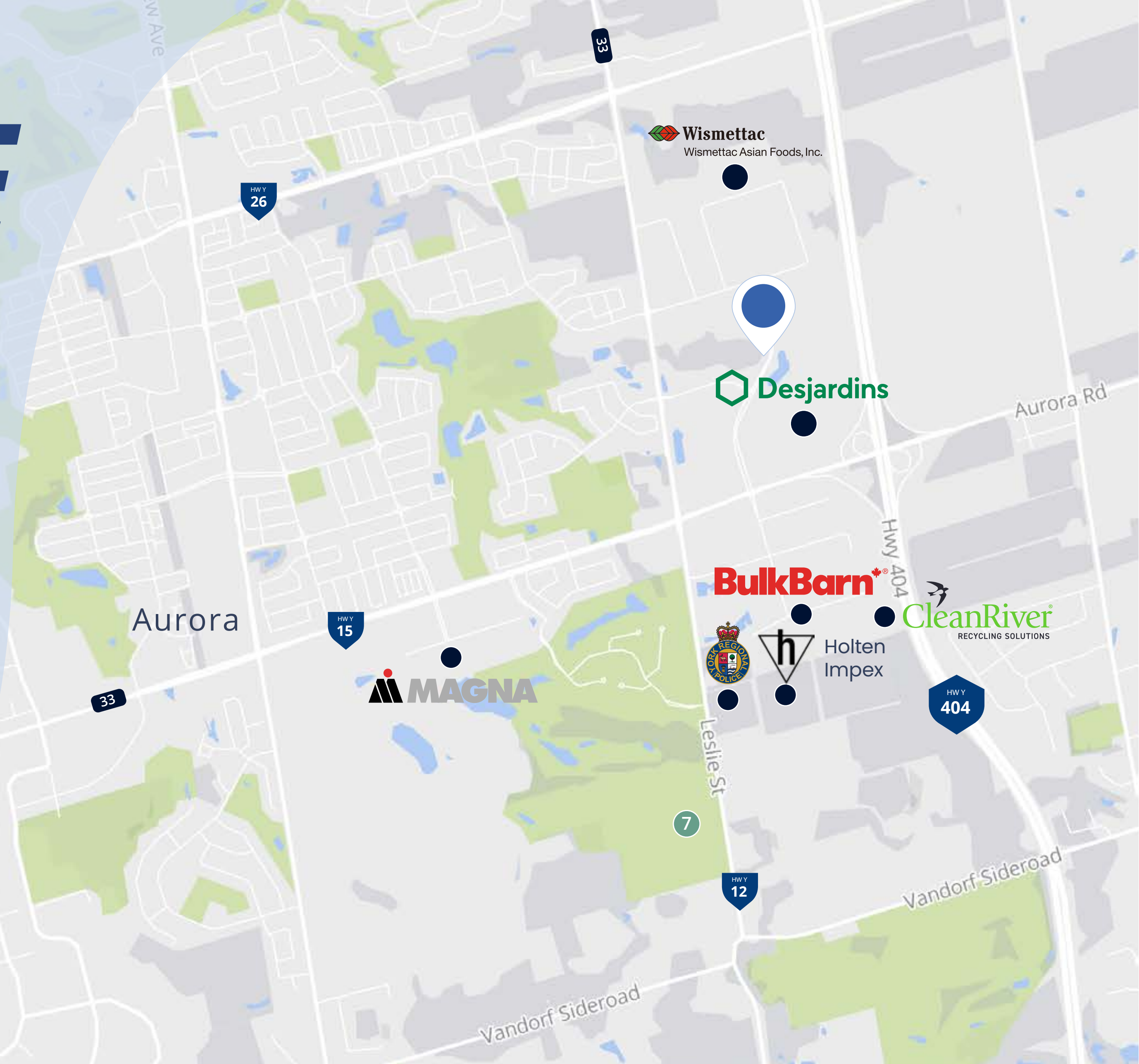
NEIGHBOURS



300 FIRST COMMERCE DRIVE, AURORA

***JOIN A COMMUNITY OF
INDUSTRY LEADERS AND
LIKE-MINDED BUSINESSES***

- Established corporate environment
- Surrounded by recognized brands
- Prime Aurora location



NEIGHBOURS

AURORA, ONTARIO

AN ECONOMIC POWERHOUSE - AURORA'S KEY INDUSTRIES



Professional,
Scientific and
Technical Services



Retail Trade



Educational
Services



Health Care
& Social
Assistance



Finance &
Insurance



Manufacturing



POPULATION
67,637



MEDIAN AGE
42



EMPLOYMENT RATE
92%



ANNUAL HOUSEHOLD
INCOME
\$212,533



POPULATION IN
LABOUR FORCE
40,627

TEAM



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DATA ROOM



SURVEY

ENVIROMENTAL REPORT

SITE PLAN ASSESSMENT

RENDERINGS

TAXES

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